

BOND WOLFE

Ground Floor Retail Shop To Let

Tel: 0121 525 0600

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129 High Street, Bromsgrove, Worcestershire, B61 8AE

- ◇ *Prominent High Street Location.*
- ◇ *Centre of £100 million Town Centre Regeneration Project.*
- ◇ *Sales area approximately 945 sq. ft.*
- ◇ *ITZA—540 sq.ft.*
- ◇ *Flexible lease terms.*
- ◇ *Private parking space to rear .*

DESCRIPTION

The property comprises a ground floor lock up shop with loading facilities and private car parking space to the rear. The shop is in excellent condition and benefits from an office area and large kitchen to the rear, private W/C and a suspended ceiling with integrated lighting.

BUSINESS RATES

We have been advised that the current rating assessment is:

Rateable value : £16,250

We recommend that interested parties should make their own enquiries with the local authority.

LEASE TERMS

The property is available on flexible lease terms at a quoting rent of £27,500 + VAT per annum.

VAT

We are advised that VAT is payable at the prevailing rate.

EPC

Available upon request.

LOCATION

Bromsgrove is a market town situated approximately 13 miles south west of Birmingham and 12 miles north of Worcester. The Town Centre has excellent transportation links with Junction 1 of the M42 and Junctions 4 and 5 of the M5 motorway being within 4 miles.

The property is situated in a prime position to the northern end of Bromsgrove High Street. Notable retailers in close proximity include Argos, Halifax Building Society, Specsavers, Subway, NatWest Bank, Burtons/ Dorothy Perkins, M & Co and Bromsgrove's main High Street Post Office.

SERVICE CHARGE

All mains services are installed and the tenants will be responsible for a Service Charge and buildings insurance contribution towards the cost of services provided by the landlord.

MONEY LAUNDERING

In accordance with Money Laundering Regulations, two forms of identity and confirmation of the source of funding will be required from the successful tenant.



FURTHER INFORMATION & VIEWINGS

BOND WOLFE

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